



99 Alchester Court, Towcester, Northamptonshire, NN12 6RN

HOWKINS &  
HARRISON



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Northamptonshire, NN12 6RN

Guide Price: £325,000

A modern three bedroom property, well located in the centre of the desirable town of Towcester. The accommodation comprises entrance hall, cloakroom, sitting room, inner hallway, kitchen / dining room, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. There are two allocated parking spaces with a pathway leading into the rear garden which enjoys a South-Easterly aspect.

#### Features

- No onward chain
- Town centre location
- Sitting room
- Kitchen / dining room
- Ground floor cloakroom
- Three bedrooms
- En-suite to master and family bathroom
- South-Easterly facing garden
- Two allocated parking spaces
- Planning obtained and secured for single storey rear extension.
- EPC Rating: C



## Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesters Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Ground Floor

Front door opening into the hallway with cloakroom off. The sitting room is to the front, beyond which is the inner hallway and the fitted kitchen / dining room, with glazed double doors opening into the courtyard garden.

## First Floor

The landing opens to three generous bedrooms, with the master en-suite, and the family bathroom. The loft is boarded and offers useful storage space.









## Outside

There is a fully enclosed South-Easterly facing garden to the rear, with a pedestrian gate leading to the parking area, within which are two allocated parking spaces. Garden shed to be included.

## Agents Note

We understand there is Planning Permission granted for a single-storey extension to the rear, WNS/2022/1431/FUL, which has been implemented courtesy of foundations being dug.







## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

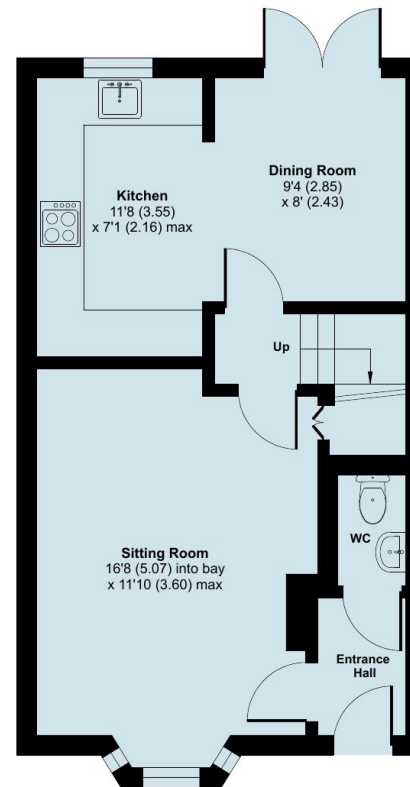
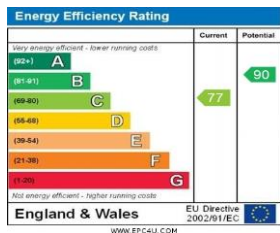
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - C



GROUND FLOOR

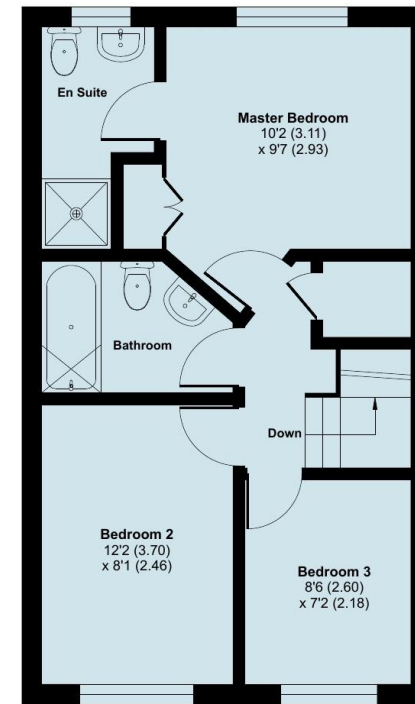


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1331248

## Alchester Court, Towcester, NN12

Approximate Area = 849 sq ft / 78.8 sq m

For identification only - Not to scale



FIRST FLOOR

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.